

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
BUILDING CODES COMMITTEE

May 16, 2001  
Maricopa Association of Governments Office  
Ocotillo Room  
Phoenix, Arizona

COMMITTEE MEMBERS

Leon Manuel, Chairman, El Mirage	* Armando Rivas, Paradise Valley
* Ken Sowers, Avondale	Neil Burning, Peoria
Mike Tibbett, Carefree	* Bob Goodhue, Phoenix
Bob Lee, Cave Creek	Tim Wegner, Queen Creek
* Alex Banachowski, Chandler	Tom Barrs for Dave Potter, Scottsdale
* Patrick Davis, Fountain Hills	Forrest Fielder for John Guenther, Surprise
* Ralph Vasquez, Gila Bend	* Michael Williams, Tempe
* JoRene Deveau Gila River Indian Community	* Mario Rochin, Tolleson
Ben Cox for Ray Patten, Gilbert	* Skip Blunt, Wickenburg
Jim Fox for Deborah Mazoyer, Glendale	Steve Lawton, Youngtown
Steve Burger, Goodyear	Tom Ewers, Maricopa County
Chuck Ransom, Litchfield Park	Rus Brock, Home Builders Association
Tom Hedges, Mesa	

\*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Harry Wolfe, MAG  
Rick Haddow, Maricopa County Environmental  
Services

1. Call to Order

The meeting was called to order at 2:05 p.m. by Chairman Leon Manuel.

2. Approval of Meeting Minutes of March 21, 2001

Chairman Leon Manuel asked if there were any comments on the minutes. It was moved by Bob Lee, seconded by Tom Ewers and unanimously recommended to approve the meeting minutes of March 21, 2001.

3. Call to the Public

Steve Burger indicated that the AZBO business meeting would be held July 18 - 20, 2001.

Ben Cox said that the Plans Examiners/Building Inspectors Forum met yesterday. The forum discussed the use of pressure treated plate. He said that seven jurisdictions require pressure treated plate on the exterior; five a combination of exterior or interior and bearing wall. Mr. Cox asked whether the Forum should pursue an interpretation.

Leon Manuel responded that the Forum should develop a recommendation to adopt as a policy.

Ben Cox said a strict interpretation is that interior pressure treated plate is required.

Russ Brock said that he would survey his members to determine their reaction to such an interpretation.

Ben Cox said that he was interested in comments on the interpretation. He indicated that he was interested in the financial impact of the requirements and whether it should be done or not. It would cover both tract and custom home builders.

Bob Lee said that he thought that interior pressure treated plate is required. However, he added that if it is not required Cave Creek can live with that.

Ben Cox commented that he would like to receive input on the interpretation, prior to drawing any final conclusions.

Ben Cox also said that the Plans Examiners/Building Inspectors Forum had a discussion on accessibility to model homes and trailers. He said that the Forum want to adopt what the City of Peoria has developed and use that as a standard.

Ben Cox raised a couple of questions regarding the accessibility standard:

1. What material is acceptable for parking spaces?
2. More information should be placed on signs indicating the local ordinance and codes for parking enforcement on private property.

With respect to #1, the group felt the use of stabilized decomposed granite should be acceptable as a parking and accessible path surface.

Russ Brock asked whether the ruling on parking spaces is that the material needed to be stable, firm and slip resistant. He said that he preferred asphalt and concrete. He said that even though it is compacted, decomposed granite did not meet the requirements.

Leon Manuel announced that the Southern Chapter of ICBO would be having a class on the International Residential Code, and one on the Plumbing Code.

Steve Burger said that the Arizona Republic has made a public records request regarding the number of inspections between 1990 and 2000 and that Goodyear is making the information available.

Russ Brock said that the Homebuilders Association of Central Arizona has been talking with reporters about construction defects.

#### 4. Enforcement of Rule 310- Dust Control

Rick Hadow of Maricopa County Environmental Services gave a presentation on enforcement of Rule 310 pertaining to dust control.

Mr. Hadow pointed out that our region is a non-attainment area for PM-10 (Particulate Matter 10 Microns or less) and that the County is taking aggressive steps to enforce Rule 310. He said that the County has collected \$400,000 in fines during the past year.

Mr. Hadow said that rule 49-486 requires each city to report to the Air Pollution Control Officer potential actions which could raise dust. He said that he wanted local governments to play a stronger role in dust control. He said that the County gives a block permit for routine maintenance and that project information signs are required on sites of greater than five acres. He said this gives the public a chance to resolve the problem with the contractor.

Steve Lawton said that there was a lack of compliance in the Agua Fria River Bottom. Mr. Hadow said that non compliance could be reported by calling the complaint line at 506-6616.

Rick Hadow said there is no legal trash burning in Maricopa County. He said that outdoor fires are not enough of a problem to ban them outright. He noted that if people ask for an exemption from the rule it is granted. Mr. Hadow said that his phone number is (602) 506-4834.

Mr. Hadow said that the Region has until 2006 to resolve the PM-10 problem. He said that enforcement of Rule 310 is needed to avoid a loss of \$2.8 billion in federal funds.

Ben Cox asked to what extent industrial concerns contributed to the dust problem. Mr. Hadow said that their contributions were substantial.

Tom Hedges asked whether a subdivision grading permit also covered individual lots. Rick Hadow responded yes.

Forrest Fielder asked whether there were mitigation measures that could be taken to reduce dust. Rick Hadow said that there were such measures and referred interested parties to the Maricopa County Website. (<http://www.maricopa.gov/envsvc/airqual.asp>)

Mr. Hadow said that new monitors have been placed in Surprise, Tempe, Cave Creek and Carefree.

In response to a recent survey, it was noted that Cave Creek, Mesa, Youngtown and Maricopa County require a dust permit before issuing a building permit.

#### 5. Uniform Mechanical Code (UMC) Roof Access Provisions

At the March 21, 2001 meeting of the MAG Building Codes Committee meeting it was noted that the Building Inspectors/Plans Examiners forum had revised its interpretation of the Uniform Mechanical Code (UMC) Roof Access Provisions and would bring the new interpretation to the next meeting of the

Building Codes Committee for action.

Tom Barrs was thanked for his efforts on the interpretation. It was moved by Steve Burger, seconded by Tom Hedges and unanimously recommended to approve the interpretation that two side railings were needed for roof access.

6. Update on Adoption of the 2000 Codes

It was noted that AZBO is moving forward on 44 amendments to the International Code family. A meeting was scheduled for June 1, 2001 at the League of Arizona Cities and Towns building. It was noted that the amendments would be used as interpretations if not adopted.

Russ Brock inquired if anything was being done with CRHA. Ben Cox responded that we were not presently looking at CRHA, but might do so later.

Russ Brock asked if we would be adopting the 2001 supplement to the Building Codes. Tom Hedges said that anything not included in the document would be introduced as a Code Change.

7. Status Report on Initiatives on Establishing a Common Permitting Process

Harry Wolfe indicated that he attended the May 14, 2001 Smart Permitting Forum, sponsored by the City of Phoenix. He indicated that the forum was pursuing a number of initiatives through working groups. He noted issues to be discussed included a common application and permit process for utility providers, electronic plan review, universal permit application, and electronic utility clearances. He indicated that he would keep the MAG Building Codes Committee briefed on any initiatives applicable to the Building Codes Committee.

8. Legislative Issues

It was noted that a State Energy Code Advisory Commission was created. The Commission would be using the Department of Commerce Standards as a voluntary state energy code.

Tom Hedges said that the State Energy Standards took the International Energy Code with six amendments for residential construction. They also took ASHREA Standards for commercial construction.

9. MAG Building Codes Committee Standards Notebook

This Agenda item was deferred to the June meeting of the MAG Building Codes Committee.

10. Plumbing Code Commission

Steve Burger said that Terry Vossler was on the Plumbing Code Commission. He said that his secretary transcribes the minutes and Terry Forwards them to building officials.

11. Updated MAG Building Codes Committee Membership

An updated membership roster for the MAG Building Codes Committee was transmitted to members of the MAG Building Codes Committee. Leon Manuel requested that any changes to the roster be reported to Harry Wolfe at [hwolfe@mag.maricopa.gov](mailto:hwolfe@mag.maricopa.gov).

12. Topics for Future Agendas

Potential topics for the next meeting included: the requirement for Arc Fault Interruptor Circuits in Bedrooms by January 2002; adoption of the Uniform Mechanical Code; and Journeyman licensing procedures. It was reported that the next meeting of the MAG Building Codes Committee was scheduled for Wednesday, June 20, 2001 at 2:00 p.m. at the MAG Office.

The meeting adjourned at 4:10 p.m.